



## RE-NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF RE- NOTICE OF APPLICATION:** June 30, 2016

**LAND USE NUMBER:** LUA16-000425, ECF, SA-H, CU-H, MOD

**PROJECT NAME:** Renton Commons

**PROJECT DESCRIPTION:** The Low Income Housing Institute (LIHI) is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, Environmental 'SEPA' Review, and three modifications for the construction of a 6-story building containing 48 affordable multi-family residential units. The structure would have an average height of 64 feet. The 0.32 acre site is located within the Center Downtown (CD) zoning classification on the west side of Whitworth Ave S just north of S 3rd St at 215 Whitworth Ave S. Vehicular access to the site would be provided via a single entry point from Whitworth Ave S. A total of 12 parking spaces would be provided within the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the number of required deposit and collection points as well as the size requirements. A bicycle parking modification, from RMC 4-4-050, is being requested in order to reduce the number of required bicycle parking from 24 to 20 stalls. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to maintain the existing 60-foot right-of-way, without dedication, and alter the required street cross section. The site is located within a Seismic Hazard Area. There appears to be no other critical areas located on site.

**PROJECT LOCATION:** 215 Whitworth Ave S

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** June 9, 2016

**NOTICE OF COMPLETE APPLICATION:** June 22, 2016

**APPLICANT/PROJECT CONTACT PERSON:** Pamela Derry, Tonkin Architecture/ 204 First Avenue S, Seattle, WA 98104/ 206-624-7880/ pam@tonkinarchitecture.com

**Permits/Review Requested:** Environmental (SEPA) Review, Site Plan Review-H, Conditional Use-H, Modification

**Other Permits which may be required:** Building Permit, Construction Permit, Fire Permit

**Requested Studies:** Arborist's Report, Archaeology Study, Drainage Report Geotechnical Report, Traffic Impact Statement

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Renton Commons/LUA16-000425, ECF, SA-H, CU-H, MOD

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

<b>PUBLIC HEARING:</b>	Public hearing is tentatively scheduled for <b>August 16, 2016</b> before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
<b>CONSISTENCY OVERVIEW:</b>	
<b>Zoning/Land Use:</b>	The subject site is designated <b>COMP-CMU</b> on the City of Renton Comprehensive Land Use Map and <b>CD, DESIGN-A</b> on the City’s Zoning Map.
<b>Environmental Documents that Evaluate the Proposed Project:</b>	Environmental (SEPA) Checklist
<b>Development Regulations Used For Project Mitigation:</b>	The project will be subject to the City’s SEPA ordinance, <b>RMC 4-2-120A, RMC4-3-100, RMC 4-4, RMC4-9</b> and other applicable codes and regulations as appropriate.
<b>Proposed Mitigation Measures:</b>	The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***Geotechnical recommendations, included in the provided report, shall be followed.***

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on July 14, 2016. This matter is also tentatively scheduled for a public hearing on August 16, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: [rtimmons@rentonwa.gov](mailto:rtimmons@rentonwa.gov)

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**



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